Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

DRAFT VARIATION TO CHANGE OF LAND USE FROM INDUSTRIAL LAND USE TO RESIDENTIAL LAND USE TO AN EXTENT OF AC.1.015 CENTS IN R.S.NO.131/1 OF VENKATAPURAM VILLAGE AND GRAM PANCHAYAT, ELURU MANDAL AS APPLIED BY SRI NANDIKONDA RAMA RAO

[Memo No.368298/H1/2016, Municipal Administration & Urban Development (H1) Department, 19th January, 2018]

NOTIFICATION

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

The site in Sy.No.131/1 to an extent of Ac.1.015 cents of Venkatapuram Gram Panchayat, Eluru (M), West Godavari District and the boundaries of which are shown in the schedule hereunder and which is earmarked for **Industrial Land use** in the General Town Planning Scheme (Master plan) of Eluru Town sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 is now proposed to be designated for **Residential use** by variation of change of land use based on the Council Resolution No.196, dated:14.08.2015 marked as "A, B, C, D" in the revised part proposed land use map G.T.P.No.44/2017/R available in the Panchayat Office, Venkatapuram Gram Panchayat, **subject to the following conditions that;**

1. The applicant shall provide 9.00 Mts wide buffer on East boundary adjacent to earmarked Industrial Zone.
2. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Residential Layout of L.P.No.26/2009/R (Layout open space)
East	:	Vacant Land.
South	:	Vacant site followed by proposed 60'-0" wide M.P. Road.
West	:	Residential Layout of L.P.No.23/2015/R (Plots & 40'-0"wide road)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT